109.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,000 / 965,000
					USE VALUE:	965,000 / 965,000
					ASSESSED:	965,000 / 965,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORSO NICHOLAS P--ETAL
Owner 2:	CORSO MAUREEN P
Owner 3:	
Street 1:	11 REED STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Clapboard Exterior and 2391 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10880.000	439,600	2,900	522,500	965,000
Total Card	0.250	439,600	2,900	522,500	965,000
Total Parcel	0.250	439,600	2,900	522,500	965,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.60 /Parcel: 403.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69650

GIS Ref

GIS Ref

Insp Date 09/13/18

!8537!

PREVIOUS ASSESSMENT

Parcel ID 109.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	439,600	2900	10,880.	522,500	965,000		Year end	12/23/2021
2021	101	FV	427,300	2900	10,880.	522,500	952,700		Year End Roll	12/10/2020
2020	101	FV	427,300	2900	10,880.	522,500	952,700	952,700	Year End Roll	12/18/2019
2019	101	FV	317,100	2900	10,880.	515,000	835,000	835,000	Year End Roll	1/3/2019
2018	101	FV	312,100	2900	10,880.	395,600	710,600	710,600	Year End Roll	12/20/2017
2017	101	FV	312,100	2900	10,880.	373,200	688,200	688,200	Year End Roll	1/3/2017
2016	101	FV	312,100	2900	10,880.	343,300	658,300	658,300	Year End	1/4/2016
2015	101	FV	309,000	2900	10,880.	321,000	632,900	632,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:30:20

LAST REV

Date	Time
10/04/18	08:54:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8537

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORSO NICHOLAS-	21791-24		2/26/1992			No	No		A

USER DEFINED

Prior Id # 1:	69650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1185	Re-Roof	13,460	C				
10/12/2012	1316	Manual	7,990	C				
4/26/2002	286	AbvGrd.	2,600	C				
9/19/1996	472	Shed	1,700					8X12 REAR SHED

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/3/2009	Measured	189	PATRIOT
1/31/2000	Measured	264	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10880		Sq. Ft.	Site		0	70.	0.69	6									522,480						522,500	

Total AC/HA:	0.24977	Total SF/SM:	10880	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	522,480	Spl Credit		Total:	522,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.3	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21029878
Const Adj.:	0.99989998
Adj $ / SQ:	169.425
Other Features:	106589
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495567
Depreciation:	55999
Depreciated Total:	439568

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

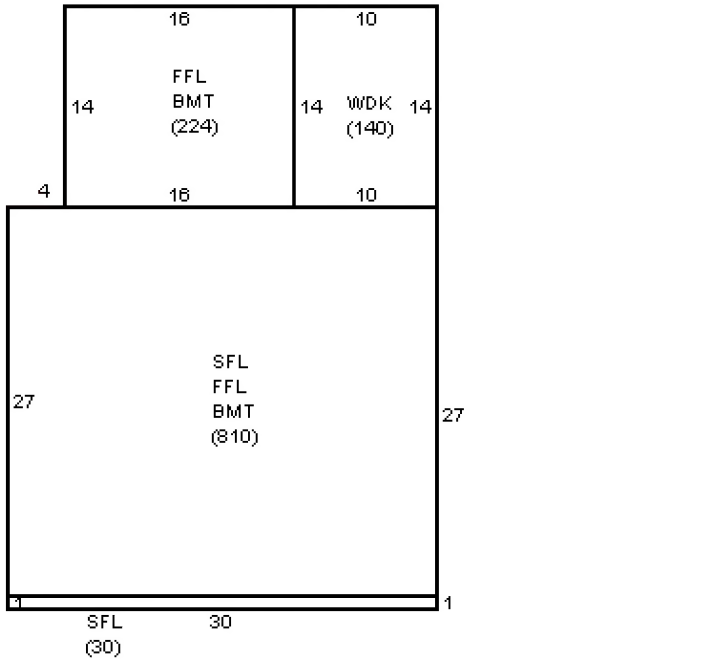
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.42
Special Features:	0	Val/Su Net:	144.23
Final Total:	439600	Val/Su SzAd	234.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,034	67.350	69,636
FFL	First Floor	1,034	169.420	175,185
SFL	Second Floor	840	169.420	142,317
WDK	Deck	140	13.140	1,840

Net Sketched Area:	3,048			Total:	388,978
Size Ad	1874	Gross Area	3048	FinArea	2391

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1988	0.00	T	24.8	101						
8	Pool A-O	D	Y	1	12X12	A	GD	2002	39.67	M	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900